



City of Rockville

## **M E M O R A N D U M**

October 25, 2004

**TO:** City of Rockville Planning Commission

**FROM:** Deane Mellander, Planner III

**VIA:** Bob Spalding, AICP, Chief of Planning

**SUBJECT:** Use Permit Amendment application USA2003-00674A, Rockville Town Square Block 5

### **BACKGROUND**

On March 15, 2004 the Mayor and Council approved use permits for the Rockville Town Square project. At that same meeting, the Mayor and Council, with the affirmative recommendation of the Planning Commission, approved an amendment to Preliminary Development Plan PDP2003-00005. The amendment allowed up to 6 stories on Block 5, reduced the allowable building height on Block 4 to 75 feet, and reduced the number of residential units from 777 to 660 units.

The applicants have applied to amendment use permit USE2003-00674 for Block 5 of the Town Square project to add 8 additional units above a portion of the building fronting along Maryland Avenue. This portion of the building is referred to as façade 5E.

### **ANALYSIS**

The applicants have requested that the 8 additional "loft" units be allowed on façade 5E. The same architectural treatment will be maintained as originally approved, with the exception of the roofline. Instead of a simple gable-style angled roof, the applicants propose a form of mansard roof, with two different angles back from the vertical line of the façade. The dormers will be raised to match the new roof line. The bays below the dormers will be raised one floor. The windows at the second floor level that formerly had bay windows will now have small balconies instead.

The total number of residential units approved for the four Town Square blocks is 632. Of these, 148 were shown for Block 5. The proposed amendment would increase the units from 148 to

156 units, and the overall project total from 632 to 640. This number is still within the 660 units approved under the amended PDP plan.

The added units also necessitate modifications to the foundation to accommodate the added structure weight. These are included in the submitted plans. Staff also notes that the configuration of the exit drive onto Middle Lane from the parking garage has had to be modified to avoid the adjoining Foulger-Pratt property, for which access easements were not available. The Mayor and Council approved the revised access on August 2, 2004.

### **RECOMMENDATION**

The staff finds that the proposed amendment is consistent with the original design approval for Block 5. The added units are within the total number of units approved by the amended Preliminary Development Plan. Staff therefore recommends approval of the proposed Use Permit Amendment.

Under the provisions of text amendment TXT2004-00212, the Mayor and Council must approve amendments to Use Permits that were previously approved by the Mayor and Council. Therefore, in this case the Planning Commission is providing a recommendation to the Mayor and Council on this application.

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Attachments: 1A. Approved Façade Design  
1B. Proposed Façade Amendment